



City of Dublin

Land Use and Long
Range Planning

5800 Shier Rings Road
Dublin, Ohio 43016-1236

phone 614.410.4600

fax 614.410.4747

www.dublinohio.usa.gov

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To approve the January 3, 2013 Meeting Minutes as presented.

VOTE: 7 – 0.

RESULT: The January 3, 2013 Meeting Minutes were approved as presented.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To reschedule the second meeting of March from March 14, 2013 to March 13, 2013 due to a conflict with the State of the City Address.

VOTE: 7 – 0.

RESULT: The second meeting of March will be held on March 13, 2013 as adopted.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

**1. Tuttle I-270 PUD - Nationwide
13-001AFDP**

**5525 Parkcenter Circle
Amended Final Development Plan**

Proposal:	Replacement an existing ground sign located along Parkcenter Circle for the Nationwide office building within the Tuttle I-270 Planned Unit Development District.
Request:	Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.
Applicant:	DP Parkcenter Circle LLC, represented by Stanley Young III.
Planning Contact:	Jennifer M. Rauch, AICP, Planner II.
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

MOTION#1: To approve this Minor Text Modification allowing the secondary image size to be 45 square feet for a sign along Parkcenter Circle within Subarea A of the Tuttle I-270 PCD for the tenant occupying 5525 Parkcenter Circle at the time of the approval of this application because the proposed sign is designed with creativity and high quality materials and fabrication.

* Stanley Young III agreed to the modification.

VOTE: 7 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

**1. Tuttle I-270 PUD – Nationwide
13-001AFDP**

**5525 Parkcenter Circle
Amended Final Development Plan**

Proposal: Replacement an existing ground sign located along Parkcenter Circle for the Nationwide office building within the Tuttle I-270 Planned Unit Development District.

Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.

Applicant: DP Parkcenter Circle LLC, represented by Stanley Young III.

Planning Contact: Jennifer M. Rauch, AICP, Planner II.

Contact Information: (614) 410-4690, jrauch@dublin.oh.us

MOTION#2: To approve this Amended Final Development Plan application because it complies with Code, as modified the applicable review criteria and the existing development in the area, with one condition:

- 1) That any future sign modifications require approval by the Planning and Zoning Commission.

*Stanley Young III agreed to the above condition.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION



Jennifer M. Rauch, AICP
Planner II



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

- 2. Lowell Trace – Section 2 –6432 & 6444 Phoenix Park Dr. Lots 62, 63, and 64**
12-088AFDP/FP 6432 and 6444 Phoenix Park Drive
Amended Final Development Plan/Final Plat 6455 Newgrange Drive

Proposal: Modification to an approved development text to revise the No-Build-Zone requirements for three developed single family lots and to revise the final plat accordingly. The 1.09-acre site is located north of Phoenix Park Drive and west of Newgrange Drive, west of the intersection with Tullymore Drive.

Request: Review and approval of amended final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a revised final plat under the provisions of the *Subdivision Regulations*.

Applicant: Christopher Cline, Blaugrund, Herbert & Martin.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION#1: To approved this Minor Text Modification to modify the Lowell Trace Development Text Exhibit "D: to read: "The required No Build Zone for Lots 62, 63, and 64 is that which is approved on the revised final plat."

*Christopher Cline agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes



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- 2. Lowell Trace – Section 2 –6432 & 6444 Phoenix Park Dr. Lots 62, 63, and 64**
12-088AFDP/FP 6432 and 6444 Phoenix Park Drive
Amended Final Development Plan/Final Plat 6455 Newgrange Drive

Proposal: Modification to an approved development text to revise the No-Build-Zone requirements for three developed single family lots and to revise the final plat accordingly. The 1.09-acre site is located north of Phoenix Park Drive and west of Newgrange Drive, west of the intersection with Tullymore Drive.

Request: Review and approval of amended final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a revised final plat under the provisions of the *Subdivision Regulations*.

Applicant: Christopher Cline, Blaugrund, Herbert & Martin.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION#2: To approve this Amended Final Development Plan application because it complies with the proposed development text, as modified, and the applicable review criteria.

*Christopher Cline agreed to the above conditions.

VOTE: 7 – 0.

RESULT: This Amended Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

FEBRUARY 7, 2013

The Planning and Zoning Commission took the following action at this meeting:

- 2. Lowell Trace – Section 2 –6432 & 6444 Phoenix Park Dr. Lots 62, 63, and 64
12-088AFDP/FP 6432 and 6444 Phoenix Park Drive
Amended Final Development Plan/Final Plat 6455 Newgrange Drive**

Proposal: Modification to an approved development text to revise the No-Build-Zone requirements for three developed single family lots and to revise the final plat accordingly. The 1.09-acre site is located north of Phoenix Park Drive and west of Newgrange Drive, west of the intersection with Tullymore Drive.

Request: Review and approval of amended final development plan under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a revised final plat under the provisions of the *Subdivision Regulations*.

Applicant: Christopher Cline, Blaugrund, Herbert & Martin.

Planning Contact: Claudia D. Husak, AICP, Planner II.

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION#3: To approve this Revised Final Plat application because it complies with the applicable review criteria.

*Christopher Cline agreed to the above conditions.


VOTE: 7 – 0.

RESULT: This Revised Final Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Claudia D. Husak, AICP
Planner II





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The Planning and Zoning Commission took the following action at this meeting:

**3. Celtic Crossing
12-082 Z/PDP/PP**

**Hyland-Croy Road
Rezoning with Preliminary Development Plan
Preliminary Plat**

Proposal: A new residential subdivision with 44 single family lots on 28 acres on the west side of Hyland-Croy road, north of the intersection with Brand Road.

Request: Review and recommendation to City Council of a rezoning with preliminary development plan for a new planned unit development district under the provisions of Zoning Code Section 153.050. This is also a request for review and recommendation to City Council of a preliminary plat under the provisions of the *Subdivision Regulations*.

Applicant: Kevin McCauley, Stavroff Interests Ltd., represented by Ben Hale, Smith and Hale, LLC.

Planning Contact: Justin Goodwin, AICP, Planner II.

Contact Information: (614) 410-4677, jgoodwin@dublin.oh.us

MOTION #2: To recommend approval to City Council for this Preliminary Plat application because it complies with the applicable review criteria and the existing and anticipated development standards, with one condition:

- 1) That the preliminary plat be revised to identify the Macha Court cul-de-sac island and the Celtic Crossing Drive 'eyebrow' loop island as platted reserves prior to submission for City Council review.

*Ben Hale Jr. agreed to the above condition.

VOTE: 7 – 0.

RESULT: This Preliminary Plat application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Yes
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Justin Goodwin, AICP
Planner II